

# NEW INDUSTRIAL/ WAREHOUSE UNITS

3,358 up to 6,733 sq ft (311-625 sq m)

eatonpoint 

FOR SALE/MAY LET

LAST 2  
UNITS  
REMAINING



EATON POINT | MATRIX PARK | EATON AVENUE | CHORLEY | PR7 7NG

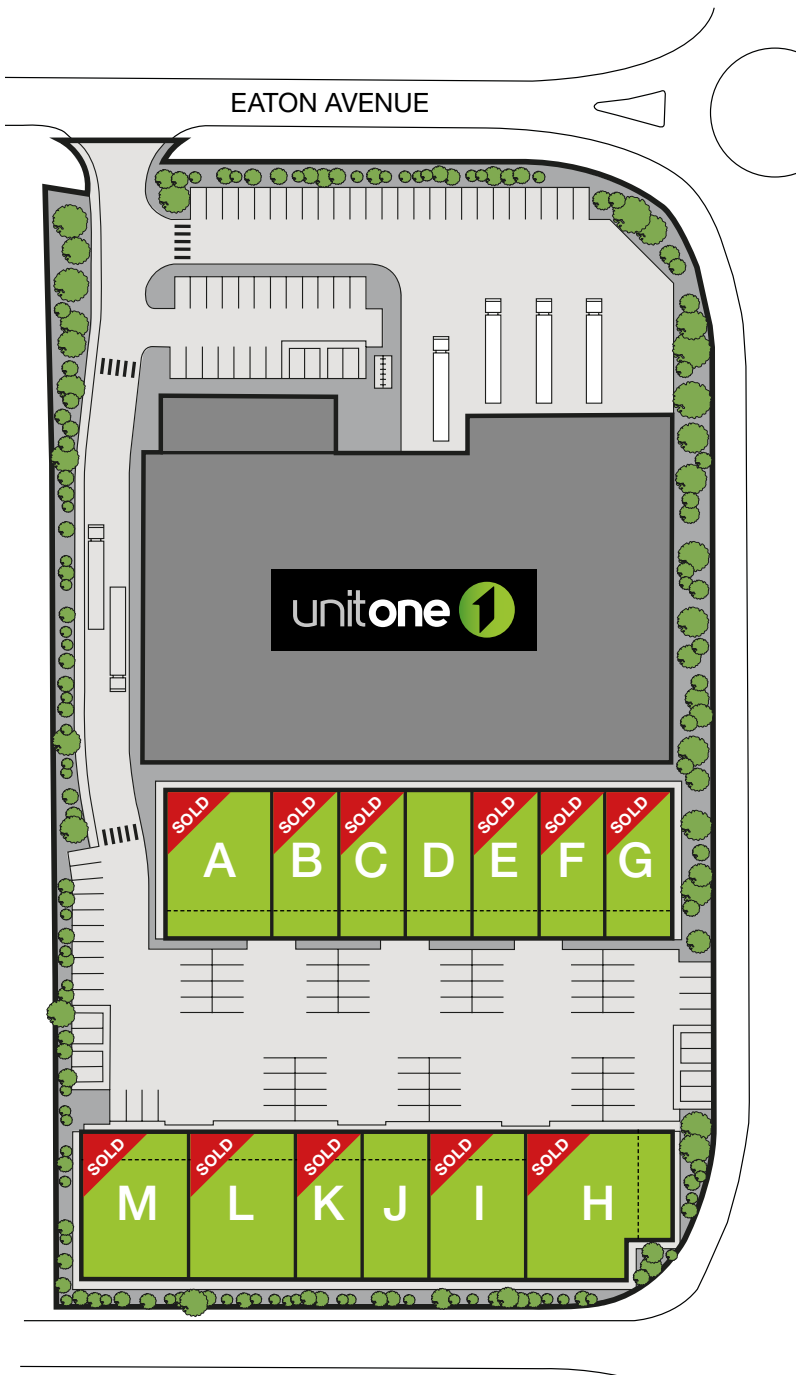
Chancerygate 



A new development of industrial/warehouse units situated on Matrix Park just 1 mile from J28 of M6 and 3 miles from J8 of M61







## Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL (sq ft)
D	2,694	664	<b>3,358</b>
J	2,711	664	<b>3,375</b>

## General specification

- Eaves - 8.11m to underside of haunch
- Full height electric loading doors - 4m x 3.2m
- 35kN per sq m floor loading
- First floor for additional storage or fitting out as offices
- Easy and economic to extend existing mezzanine to increase unit size
- 15% warehouse roof lights
- 35 kVA power supply

## Green credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 35% decrease in CO2 emissions over 2010 Buildings Regulations and achieve a BREEAM rating of "Very Good". As a result occupation costs to the end user will be reduced. The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Energy Performance Certificates will be provided when the units have been constructed
- Cycle parking provided



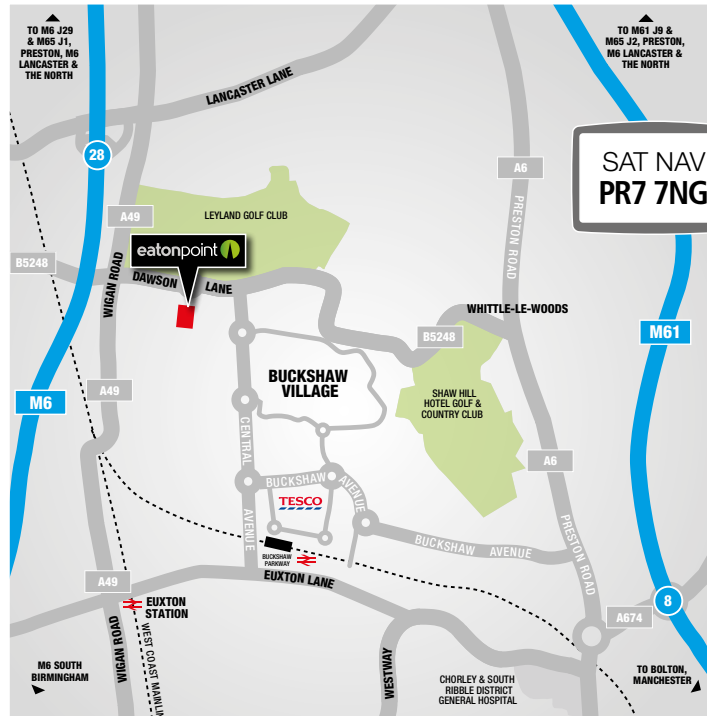
## Location

Eaton Point is prominently situated on Eaton Avenue in Chorley and is accessed from Dawson Lane (B5248) off the M6 at J28 via Wigan Road (A49) or off the M61 at J8 via Preston Road (A6).

Regular local bus and regional train services are available nearby in Buckshaw Village and Manchester/John Lennon Airports can be reached within 45 minutes.

## Travel distances

Chorley - 4.5 miles	Manchester City Centre - 27 miles
Preston - 7.5 miles	Liverpool - 30 miles
Bolton - 16 miles	Lancaster - 30 miles



## Terms

The Freehold of the units are available for sale. Leasehold options will be considered.

### Information through the joint agents:

Belvedere  
12 Booth Street  
Manchester  
M2 4AW

[savills.co.uk](http://savills.co.uk) 

**0161 236 8644**

### Jonathan Williams

T: 0161 244 7752 M: 07870 183405  
[jonathan.williams@savills.com](mailto:jonathan.williams@savills.com)

ROBERT  
PINKUS  
& CO

**01772  
769000**  
[www.pinkus.co.uk](http://www.pinkus.co.uk)

### Danny Pinkus

T: 01772 766 683 M: 07971 200015  
[danny@pinkus.co.uk](mailto:danny@pinkus.co.uk)

### A development by:

**Chancerygate** 

### Chris Brown

01925 394026  
[cbrown@chancerygate.com](mailto:cbrown@chancerygate.com)

**[www.chancerygate.com](http://www.chancerygate.com)**

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